

# \$310,000 - 101, 40 Panatella Landing Nw, Calgary

MLS® #A2220794

**\$310,000**

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow townhome in the highly sought-after community of Panorama Hills NW. Offering the perfect blend of comfort and convenience, this single-level unit is ideal for small families, seniors, first-time buyers, or anyone looking to enjoy low-maintenance living in a vibrant neighborhood.

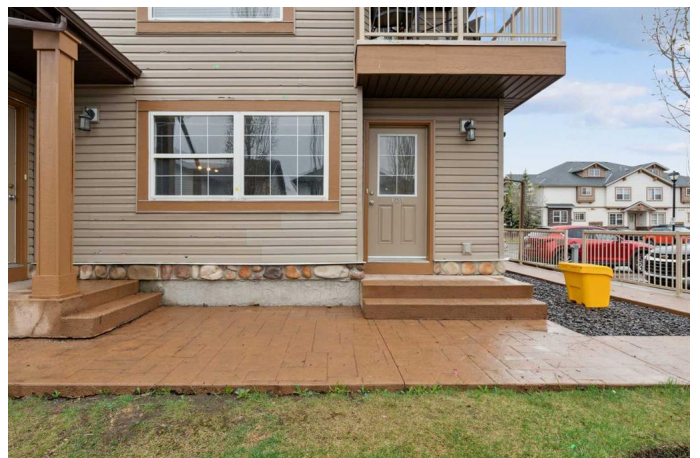
Step inside to a bright, open-concept layout featuring a spacious living area, well-appointed kitchen, and cozy dining space. The two generously sized bedrooms offer plenty of natural light and flexibility for various lifestyles. Enjoy the ease of single-level living with no stairs and the benefit of low condo fees for added affordability.

Located just steps from parks, schools, shopping, public transit, and Panorama Hills' top amenities, including the community centre, walking paths, and recreation options. This is a fantastic opportunity to own in one of Calgary's most desirable NW communities!

Don't miss your chance—schedule your showing today!

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2220794          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 744               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 101, 40 Panatella Landing Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 0K8                      |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                 |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | In Floor                                                                        |
| Cooling           | None                                                                            |
| Basement          | None                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Few Trees, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stone, Vinyl Siding   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                33  
Zoning                              DC  
HOA Fees                         210  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Broker

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